

108.0

Map

0002

Block

00021.0

Lot

1 of 1

CARD

ARLINGTON

APPRaised: 54,000 / 54,000

USE VALUE: 54,000 / 54,000

ASSESSed: 54,000 / 54,000

0 LOT

FOREST ST, ARLINGTON

Unit #:

Owner 1: THYLACINE LLC

Owner 2:

Owner 3:

Street 1: 2 MAIN ST SUITE 200

Street 2:

Twn/City: STONEHAM

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02180

Type:

Owner 1: DAMASSA DAVID--ETAL -

Owner 2: DAMASSA SARAH PIERCE -

Street 1: 3 RIDGE STREET

Twn/City: WINCHESTER

St/Prov: MA

Cntry:

Postal: 01890

This Parcel contains 3,157 Sq. Ft. of land mainly classified as Undev. Land

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

132

Undev. Land

3157

Sq. Ft.

Site

0

70.

0.24

5

Unbuild

-85

54,045

54,000

Total AC/HA: 0.07247

Total SF/SM: 3157

Parcel LUC: 132

Undev. Land

Prime NB Desc: ARLINGTON

Total: 54,045

Spl Credit

Total: 54,000

132

3157.000

54,000

54,000

Total Card

0.072

54,000

54,000

Total Parcel

0.072

54,000

54,000

Source: Market Adj Cost

Total Value per SQ unit /Card: N/A

/Parcel: N/A

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

132

FV

0

3,157.

54,000

54,000

54,000

Year End Roll

12/18/2019

2019

132

FV

0

3,157.

54,800

54,800

54,800

Year End Roll

1/3/2019

2018

132

FV

0

3,157.

40,900

40,900

40,900

Year End Roll

12/20/2017

2017

132

FV

0

3,157.

37,100

37,100

37,100

Year End Roll

1/3/2017

2016

132

FV

0

3,157.

35,500

35,500

35,500

Year End

1/4/2016

2015

132

FV

0

3,157.

30,100

30,100

30,100

Year End Roll

12/11/2014

2014

132

FV

0

3,157.

28,600

28,600

28,600

Year End Roll

12/16/2013

2013

132

FV

0

3,157.

27,200

27,200

27,200

12/13/2012

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

DAMASSA DAVID--

67279-522

5/19/2016

Portion-Asst

750,000

No

No

DAMASSA DAVID/E

18730-537

1/21/1986

65,000

No

No

N

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrp

Comment

Date

Result

By

Name

10/28/1999

Vacant Lot

256

PATRIOT

1/1/1919

Sign:

VERIFICATION OF VISIT NOT DATA

__/_/

108.0-0002-0021.0

PRINT

Date

Time

12/10/20

23:03:27

LAST REV

Date

Time

06/26/20

10:01:21

mmcmakin

8484

PRIor Id # 1: 69053

PRIor Id # 2:

PRIor Id # 3:

PRIor Id # 1:

PRIor Id # 2:

PRIor Id # 3:

PRIor Id # 1:

PRIor Id # 2:

PRIor Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

10/28/99

69053

GIS Ref

GIS Ref

Insp Date

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!8484!

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Parcel ID

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Item

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Description

%

Item

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Description

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R1

SINGLE FA

100

water

o

Sewer

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Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

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132

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Sq. Ft.

Site

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70.

0.24

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Unbuild

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132

3157.000

54,000

54,000

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0.072

54,000

54,000

Total Parcel

0.072

54,000

54,000

Source: Market Adj Cost

Total Value per SQ unit /Card: N/A

/Parcel: N/A

Tax Yr

Use

Cat

Bldg Value

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Land Size

Land Value

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Date

2020

132

FV

0

3,157.

54,000

54,000

54,000

Year End Roll

12/18/2019

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132

FV

0

3,157.

54,800

54,800

54,800

Year End Roll

1/3/2019

2018

132

FV

0

3,157.

40,900

40,900

40,900

Year End Roll

12/20/2017

2017

132

FV

0

3,157.

37,100

37,100

37,100

Year End Roll

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132

FV

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3,157.

35,500

35,500

35,500

Year End

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132

FV

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3,157.

30,100

30,100

30,100

Year End Roll

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2014

132

FV

0

3,157.

28,600

28,600

28,600

Year End Roll

12/16/2013

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132

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27,200

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12/13/2012

Grantor

Legal Ref

Type

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Sale Code

Sale Price

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Verif

Notes

DAMASSA DAVID--

67279-522

5/19/2016

Portion-Asst

750,000

No

No

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65,000

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No

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Date

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Fed Code

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Result

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Name

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Vacant Lot

256

PATRIOT

1/1/1919

Sign:

VERIFICATION OF VISIT NOT DATA

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mmcmakin

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PRIor Id # 1:

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PRIor Id # 1:

PRIor Id # 2:

PRIor Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

10/28/99

69053

GIS Ref

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St/Prov: MA

Cntry:

Postal: 01890

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Code

Description

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SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

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LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

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132

Undev. Land

3157

Sq. Ft.

Site

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70.

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Unbuild

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3157.000

54,000

54,000

Total Card

0.072

54,000

54,000

Total Parcel

0.072

54,000

54,000

Source: Market Adj Cost

Total Value per SQ unit /Card: N/A

/Parcel: N/A

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

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Asses'd Value

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Date

2020

132

FV

0

3,157.

54,000

54,000

54,000

Year End Roll

12/18/2019

2019

132

FV

0

3,157.

54,800

54,800

54,800

Year End Roll

1/3/2019

2018

132

FV

0

3,157.

40,900

40,900

40,900

Year End Roll

12/20/2017

2017

132

FV

0

3,157.

37,100

37,100

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132

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3,157.

35,500

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3,157.

30,100

30,100

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Year End Roll

12/11/2014

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3,157.

28,600

28,600

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Year End Roll

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Sale Price

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Verif

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5/19/2016

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No

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10/28/1999

Vacant Lot

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ASR Map:

Fact Dist:

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Sewer

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Census:

Exmpt

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%

Infl 3

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Appraised Value

Alt Class

%

Spec Land

J Code

Fact

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Parcel LUC: 132

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Prime NB Desc: ARLINGTON

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Spl Credit

Total: 54,000

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54,000

54,000

Total Card

0.072

54,000

54,000

Total Parcel

0.072

54,000

54,000

Source: Market Adj Cost

Total Value per SQ unit /Card: N/A

/Parcel: N/A

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

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Date

2020

132

FV

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3,157.

54,000

54,000

54,000

Year End Roll

12/18/2019

2019

132

FV

0

3,157.

54,800

54,800

54,800

Year End Roll

1/3/2019

2018

132

FV

0

3,157.

40,900

40,900

40,900

Year End Roll

12/20/2017

2017

132

FV

0

3,157.

37,100

37,100

37,100

Year End Roll

1/3/2017

2016

132

FV

0

3,157.

35,500

35,500

35,500

Year End

1/4/2016

2015

132

FV

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3,157.

30,100

30,100

30,100

Year End Roll

12/11/2014

2014

132

FV

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3,157.

28,600

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Vacant Lot

AssessPro Patriot Properties, Inc